



TVAS 2020 Spring Newsletter

May, 2020

We hope all are staying safe and sound as we struggle with the coronavirus pandemic. With the colder days behind us, and warm and sunny days ahead, it is quite refreshing to see our residents getting outdoor exercise by walking around the community wearing face masks and practicing social distancing.

We are thankful and proud of our residents who have offered to do what they can to help other residents during this time. Some examples are:

Grocery shopping for those who can't.

Reaching out by phone to check on unit owners who live alone.

Offering material to make face masks.

Requesting the address of where to send a financial contribution after receiving the email on the Drive Through Food Distribution information. (**The sponsor:** York County Food Bank GREATLY appreciates donations or volunteer help. Mailing address is 254 West Princess St., York, PA 17401).

Fairmount Court putting candles in windows or white lights on the porch as a show of togetherness. **Note:** this is not exclusive to Fairmount Court but open to Prospect Circle as well. If you choose, show your togetherness by extending the candle/light gesture or come up with your own plan to lift our spirits.

Board Meeting:

In April the Board met for the first time through teleconference thanks to Roland for hosting the meeting. Some financial topics of discussion were:

Because Bennett Williams' office is closed under the direction of Governor Wolfe, we have not received the 2019 Year End Financial statement. As soon as guidelines let up, and the office reopens, the report will be mailed to you.

The federal and state income taxes are paid.

This is the year for our FHA renewal.

Our Fidelity insurance has been increased to \$450,000.

The Hampton Inn conference room has been reserved for our September 17, 2020 annual meeting. This meeting may have to be changed if COVID-19 guidelines remain in place.

Landscaping:

TruGreen returned in March to reseed the areas that had evidence of erosion and grub damage. However, we still have some areas in the community that need reseeding which is being done by Jordan Landscaping at an additional cost. He will reseed, add soil and place straw over the area. In order not to lose the seed or straw when the days are windy, not all areas will be done at the same time.

Pop Up Drains

Pop-up drains in the lawn should be kept clear of debris and overgrown grass.

ASI:

The Board discussed this year's ASI inspection and unanimously voted to defer the inspection for 2020 due to COVID-19. We ask that residents weed mulch beds and trim shrubbery so that the entire front window is visible from the street.

Architectural: Revised Rules

The Architectural Committee asked that we revise Rule 14c (Outdoor Lights) and Rule 18 (Railing) that a picture of these items be included with your request form. It makes their job much easier when making a recommendation to the Board. Enclosed are the corrected sheets.

Spring Community Clean-up Results:

There were seven (7) volunteers who offered their services on Saturday April 4th. A great big thank you to Mike Lucas, organizer, Al Grau, Wayne Bryant, Steve Benson, Bill Selinsky, Art Rutledge, Michael Mackney and Mike's granddaughter, Gabby.

Ten (10) large bags of trash from our community were picked up plus one complete garage door opener found in adjacent property. They also discovered that some residents are disposing of shrubs, trees and debris on the adjacent Kinsley property on our Eastern border. We cannot condone disposing of waste on other people's property. Dog waste was also evident in the open area along Mt. Airy Road.

Trash:

Thank you to the residents who remember, especially on windy days, to secure their trash cans by making sure the lids are tightly placed on the cans, lids are down on the recyclable cans and **all boxes are broken down**.

Lamp Post:

Call Darla if your lamp post light is constantly out or continually staying on during the daylight when other lights are off.

Electrician:

The Board is looking for a resident licensed electrician who would be willing to volunteer in replacing sensors or lights on our lamp posts.

Outdoor Projects:

Remember to submit a request form before beginning any Landscaping or Architectural project.

Thank you.

The Executive Board

14 Light Fixtures



At the time when a unit owner wishes to replace an exterior front or rear light fixture:

- a. If you choose the original brass fixture (see Figure 1) the style, shape and design should remain the same as the original. No request form is needed.



Figure 1



Assembled Depth: 7 inches
Assembled Height: 29 inches
Assembled Width: 7 inches

- b. If you choose **NOT** to replace the original brass fixture, the finish will be limited to black, brass, antique brass and bronze. The glass must be clear. For front lights the total length of the fixture must be between 18 inches and 29 inches in total length. For rear lights the size should be similar to the fixture being replaced.
- c. If you choose **NOT** to select the original fixture style, you must submit an Architectural Review Request, as well as a picture of the fixture, with the specific details and specifications for approval. (revised 3/4/2020)
- d. If the mounting plate is changed it must match the siding and be compatible with the mounting base of the replacement fixture.
- e. If the garage is fitted with two exterior lights; both light fixtures must be identical in style, shape, design and color.
- f. If any other exterior lighting is added, such as floodlights to illuminate the rear deck or patio, or any form of security/proximity sensor is to be added, you must submit an Architectural Review Request for approval.

15 Lower Level Exits



- a. Lower level exits either from below grade or directly from the basement of the unit require the submission of an Architectural Review Request and approval.

- b. Depending on the construction of the rear of the unit, the exit door may be a single hinged door, a sliding door or a Bilco type or similar style door.
- c. The above grade doors may be almond or white in color. The doors may have grills.
- d. Existing single rear doors if replaced should be of a similar style, design and color of the existing door.
- e. When a Bilco style door is used, the stairs should be perpendicular to the unit wall to which it is attached. The color of the Bilco door should conform to the foundation wall as specified in Section 4 - Color Palette.
- f. Replacement of an existing rear exit door onto a deck or patio should conform to the existing style, design and color.

16 Miscellaneous

Bicycles, scooters, play sets, wagons, skateboards, and any other sports equipment including portable or permanent basketball hoops shall not be parked or stored on driveways, porches, decks, or patios but shall be kept inside the individual units and not on any common areas. Sandboxes and wading pools will be permitted only on decks and patios. Motorized riding toys or unlicensed vehicles (including dirt bikes, 4-wheelers, ATV, motorbikes, etc.) are not permitted to drive on the roads or open common elements within the TVAS community. (Revised 5/14/18)

17 Radio and Television Antennas

No radio or television aerials or antennas shall be installed outside any unit.

One small dish receiver (DSS type) is permitted provided it is placed in such a manner to minimize its visibility from the street. It is the responsibility of the unit owner to inform the installer of this requirement. In addition, the installer should be made aware of the need to lay and clip all external cables in a tidy and unobtrusive manner and that no cables are to be laid over the surface of any common area.

Any change to an existing dish which alters the appearance, size or location of the dish receiver must be submitted on an Architectural Review Request for approval.

Unit owners may not have more than one dish receiver on their unit.

18 Railings

For added safety, unit owners may install railings from the front porch to the front path (sidewalk). An Architectural Review Request must be submitted, as well as a picture of the proposed railing, meeting the following specification: (revised 3/4/2020)

- a. The railings must be either aluminum or wrought iron.